



AGENDA

Meeting Location:

Sloat Room—Atrium Building
99 W. 10th Avenue
Eugene, OR 97401

Phone: 541-682-5481
www.eugene-or.gov/pc

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours notice. To arrange for these services, contact the Planning Division at 541-682-5675.

MONDAY, APRIL 8, 2013 – REGULAR MEETING (11:30 a.m. to 1:30 p.m.)

11:30 a.m. I. PUBLIC COMMENT

The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.

11:40 a.m. II. EMPLOYMENT STRATEGIES: FLEXIBLE ZONING CONCEPTS

Staff: Terri Harding, 541-682-5635

1:15 p.m. IV. ITEMS FROM COMMISSION AND STAFF

- A. Other Items from Staff
- B. Other Items from Commission
- C. Learning: How are we doing?

Commissioners: Steven Baker; Jonathan Belcher; Rick Duncan; Randy Hledik, Chair; John Jaworski; Jeffery Mills; William Randall, Vice Chair

AGENDA ITEM SUMMARY
April 8, 2013

To: Eugene Planning Commission

From: Terri Harding, City of Eugene Planning Division

Subject: Envision Eugene Implementation:
Industrial Re-designation/Flexible Zoning Concepts

ISSUE STATEMENT

This work session is an opportunity to update the Planning Commission on potential redesignation or re-zoning of industrial property to provide more flexibility in the Campus Industrial (I-1 Zone) and West Eugene Study Areas.

BACKGROUND

Two primary goals of the Envision Eugene project are to: 1) determine how Eugene will accommodate the next 20 years of growth in our community, as required by state law, and 2) create a future that is livable, sustainable, beautiful and prosperous.

The City Manager's March 2012 Envision Eugene recommendation includes several strategies and actions to implement the Envision Eugene vision. One of the strategies to accommodate more commercial jobs inside the Urban Growth Boundary (UGB) is to re-designate some underutilized industrial land to a commercial or general employment land use designation, or add flexibility to the industrial zoning regulations.

Several areas were identified by the Envision Eugene Technical Resource Group (TRG) as having potential for mixed commercial and industrial job development. Staff updated the Planning Commission on the **West Eugene Study Area**, stakeholder meetings, and December 2012 Open House on January 14, 2013. Outlined below is similar information for the **Campus Industrial** study areas.

Campus Industrial Study Areas

Three areas of Eugene are currently zoned I-1 Campus Industrial: Chad Drive, Greenhill Technology Park, and Hynix/Willow Creek Circle. In February, staff sent a letter to property owners and tenants of the study areas, inviting them to an Open House on March 4th at Oregon Community Credit Union (OCCU) headquarters on Chad Drive.

The **Chad Drive** area is located in northeast Eugene, adjacent to Randy Pape Beltline highway and Interstate 5. The Campus Industrial zoning begins just past the retail center where Costco, Shopko, PetSmart, and other commercial businesses are located. The I-1 zoned land includes several industrial/office park buildings, OCCU headquarters, Levi's, Eugene Christian School, St Vincent de Paul's headquarters, Coca-Cola, and the Register

Guard. Recently, the 20-acre site north of the Register Guard was announced as the preferred location for a new Veteran's Administration clinic that would employ 235 people. Old Coburg Road was connected to Chad Drive in 2010, allowing traffic to flow through the area from Springfield via Game Farm Road. Several large sites remain vacant.

Greenhill Technology Park is located in west Eugene at the intersection of West 11th and Terry Street. It sits at the western edge of the city, and includes Harvest House publishers, Rosen Aviation Displays, Market of Choice kitchen and distribution center, and Western Beverage Company. Several sites within the park are still vacant.

The **Hynix** site and **Willow Creek Circle** properties are in southwest Eugene near the intersection of West 18th Avenue and Willow Creek Road. The Hynix building is vacant, having ceased operations in 2008. Other buildings on Willow Creek Circle house a variety of light industrial and office uses.

What We've Heard

The goal of the designation and zoning study is to determine appropriate tools for these areas to accommodate a larger portion of our commercial jobs, while retaining the character of the areas as employment areas and not major retail centers. From the March 4th open house, meetings, and other correspondence, the following themes have emerged for the **Campus Industrial** areas.

- The current I-1 zone is too restrictive. Square footage requirements for office and other uses are cumbersome and prevent employment uses from locating in these areas. Outdoor storage restrictions are too limiting.
- Consider creating a new Flexible Employment Zone (E-1) to replace I-1, and consider allowing cottage industry and a limited number of housing units.
- Consider adding height limits in proximity to residential zones.
- Some properties fronting on Crescent Avenue should be zoned GO. Three existing office buildings there have been approached by medical office uses, which seem appropriate there.
- The VA Clinic will change the market dynamic in the Chad Drive area dramatically. Consider allowing support services such as medical offices that will want to be close to the VA.
- Rezone R-1 properties along Old Coburg Road to E-1 (these are already designated Industrial on the Willakenzie Area Plan land use diagram).
- The study areas have very different market characteristics. Chad Drive has good visibility and a central location and is a desirable location for large offices or mixed employment uses. Greenhill Technology Park is more appropriate for light industrial or mixed employment uses. The Hynix site has potential to be reused for light manufacturing or mixed employment uses, and the other Willow Creek Circle buildings could benefit from additional zoning flexibility as well.

Considering what staff has heard from the two open houses, stakeholder meetings with property owners, real estate professionals, developers and design professionals, business tenants, and nearby residents, we have prepared a list of proposed concepts to implement the flexible zoning strategy in the Campus Industrial areas and the West Eugene study area.

Rezoning/Flexible Zoning Concepts

The attached table (Attachment A) shows the proposed re-designation and rezoning concepts, along with code amendment concepts for the industrial zones. Most of the concepts directly respond to ideas surfaced during stakeholder meetings, one of the open houses, or staff experience with implementing the land use code. The remainder of the concepts clean up the designation and zoning maps (West Eugene wetland property; mobile home park) or implement other Envision Eugene strategies (adding allowance for residential uses near transit corridors).

Attachment B shows the campus industrial areas where staff proposes to apply the new Employment designation and to rename and replace the current I-1 zone with E-1.

Attachment C shows where staff proposes to apply the new Employment designation and Mixed Use Employment (E-2) zone in West Eugene. Staff seeks Planning Commission feedback on the concepts and the corresponding maps.

- Are the concepts going in the right direction to implement the flexible zoning strategy?
- Are there additional items that need to be included?
- Does the West Eugene map propose the right extent of applicability of the new E-2 zone?

NEXT STEPS

Following Planning Commission discussion, staff will begin writing the code amendments and preparing the re-designation/zone change package for the adoption process. Broad public and stakeholder review will continue to be sought prior to bringing code amendments forward for public hearings in the fall.

ATTACHMENTS

- A. Re-designation/Flexible Zoning Concepts – 2 page table
- B. Campus Industrial Zoning Study Area Maps – 3 pages
- C. West Eugene Zoning Concepts Map – 1 page

FOR MORE INFORMATION

Contact Terri Harding at 541-682-5635 or at terri.l.harding@ci.eugene.or.us or visit www.envisioneugene.org > implementation projects > economic development strategies.

Industrial Re-designation and Flexible Zoning Concepts

DRAFT FOR DISCUSSION ONLY: 4/1/13

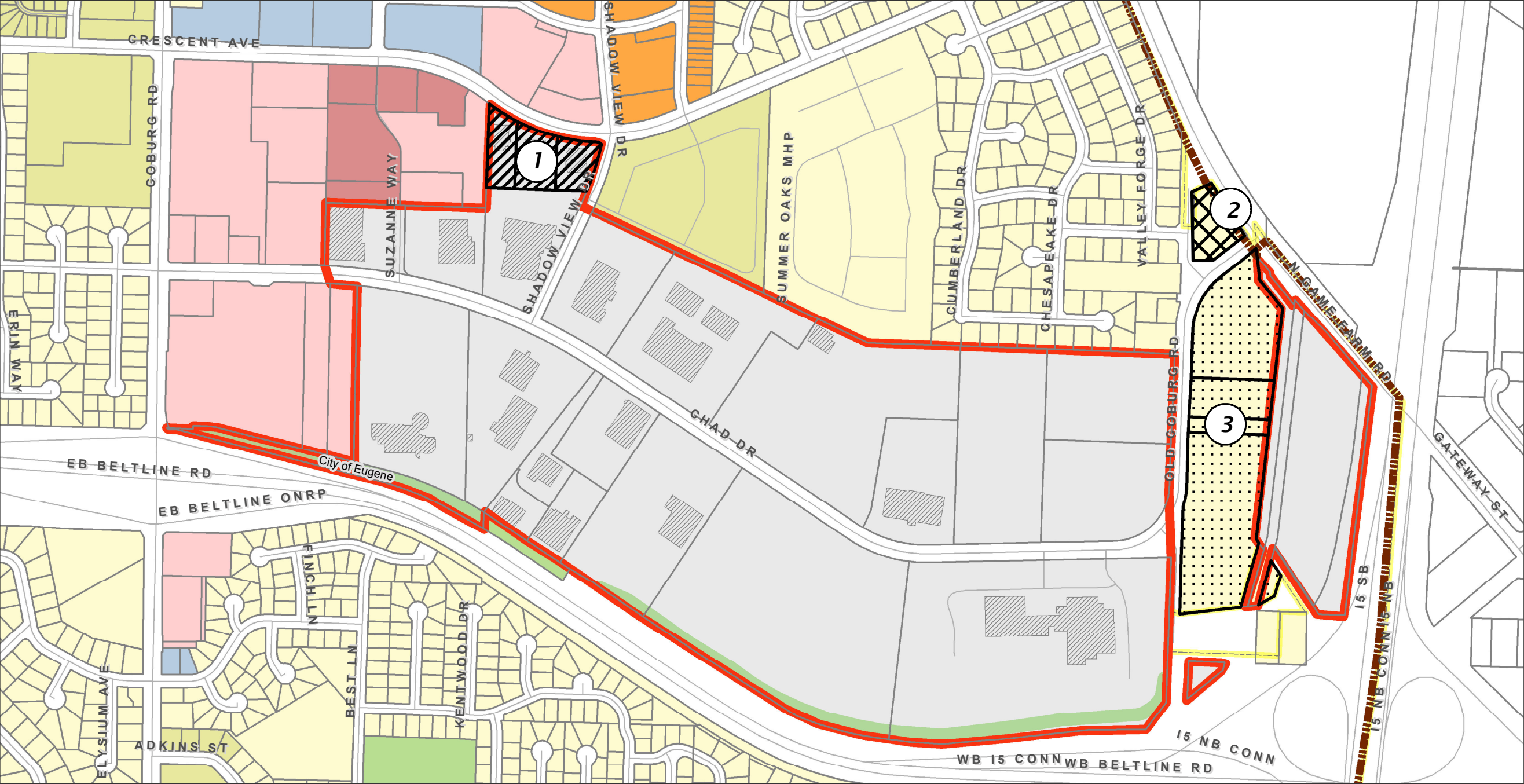
Topic	Concept	Code Section(s)
1. Re-Designation Concepts / Rezoning Concepts	<p><u>Campus Industrial Areas</u></p> <ul style="list-style-type: none"> Re-designate Old Coburg Road/Game Farm properties and potentially all of the current I-1 zone to new Flexible Employment designation Rename I-1 zone E-1 Flexible Employment zone. Rename the chapter Employment and Industrial Zones. Rezone Old Coburg Road properties E-1 Rezone three small Crescent-fronting properties GO <p><u>West Eugene</u></p> <ul style="list-style-type: none"> Re-designate most of the West Eugene EmX corridor (1/4 mile from center of route) Flexible Employment and Rezone to E-2. Establish desired building setback along transit corridor. Create E-2 Mixed Use Employment zone, replacing the C-4 zone. Rezone publicly owned wetland property from I-1 to NR Rezone Bertelsen mobile home park property from I-2 to R-1 	<p>Map amendments</p> <p>EC 9.2400</p>
2. Allowed Uses	<ul style="list-style-type: none"> E-1 would include additional office uses, lift special use restrictions and some special development standards, and allow live/work residential uses, potentially 1-2 units per business. Consider allowing small scale cottage industry. E-2 would have allowances for mixed industrial, commercial, and residential development. Use Special Whiteaker Zone as a model. Be sure to protect the ongoing and future operations of existing industrial uses. Broaden the category of “other commercial services” allowed in E and I zones. Allow small kennels and dog daycare, consider collapsing categories or tying to purpose statements 	<p>EC 9.2450 (Table)</p>
3. Special Use Limitations	<p>(1) Office Allowances in I-1. Consider scratching this section in the new E-1 zone.</p> <p>(2) Eating and drinking, etc in I-2. Consider allowing outright on arterial streets or key transit corridors; food carts outright everywhere in I-2.</p> <p>(3) Live Theaters. Consider allowing in E and I zones on arterial streets or key transit corridors.</p> <p>(5) Eating and drinking etc. in I-1. Consider raising the allowable % of these uses from 15% to 25%, counted per development site (not entire “business park”) through SR process in the new E-1 zone. Consider allowing food carts outright.</p> <ul style="list-style-type: none"> Create E-2 Special Use Limitations. Consider excluding new drive-through uses in close proximity to transit stations (e.g.200 feet). 	<p>EC 9.2451</p>

4. Development Standards	<ul style="list-style-type: none"> Maximum building height – establish height transition area for development in E and I zones: limit building height within 50 feet of a residential zone to the allowed height in the adjacent residential zone. Create E-2 Development Standards. Borrow from Whiteaker and C-2. 	EC 9.2460 (Table)
5. Special Development Standards	<p>6. Pedestrian Facilities. Consider requiring pedestrian facilities for non-industrial uses in 1-2 and 1-3. For example, if eating and drinking establishments are allowed outright on arterial roads in I-2 (see above), pedestrian facilities may be needed. Example areas: Bertelsen near 11th, Seneca near 7th.</p> <p>7a...Outdoor Storage. Consider allowing outdoor storage in new E-1 zone adjacent to C or I zones (similar to I-2 allowance), and adjacent to R or PR zone (similar to I-2).</p> <p>8....Outdoor Merchandise Display. Consider allowing outdoor merchandise display in new E-1 zone adjacent to streets, C or I zones (similar to I-2 allowance).</p> <ul style="list-style-type: none"> Create E-2 Special Development Standards. Borrow from Whiteaker and C-2. 	EC 9.2461
7. Lot Standards	<ul style="list-style-type: none"> For Industrial UGB expansion area, create minimum lot size to protect large industrial sites (TBD what zone to apply, possibly E-1 and I-2). Create E-2 Lot Standards. Borrow from Whiteaker and C-2. 	EC 9.2470
8. TIA Requirements	<ul style="list-style-type: none"> Consider removing the TIA requirement for the West Eugene EmX corridor through the TSP update. 	EC 9.8670

*See West Eugene Zoning Concept Map for proposed extent of E-2 Mixed Use Employment Zone

*See Campus Industrial Study Area Maps for sites proposed to rezone to E-1 Flexible Employment Zone

Campus Industrial (I-1): Chad Drive - Zoning



Zoning

C-1

C-2

GO

I-1

R-1

R-2

R-4

Eugene UGB


Study Area

City Limits

- Proposed Land Use Changes**

1: Re-designate to Commercial, Zone Change to GO
2: Zone Change to E-1 (formerly I-1)
3: Zone Change to E-1 (formerly I-1)

0
500
1,000 Feet



Data Sources:
City of Eugene
RLID

This illustration is created to inform discussion within the scope of the Envision Eugene Project.

Caution: This map is based on imprecise source data, subject to change, and for general reference only.

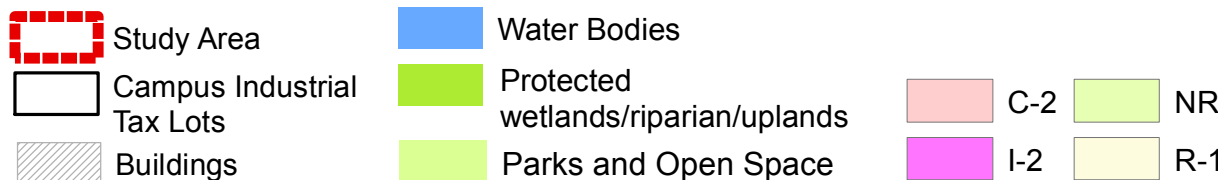
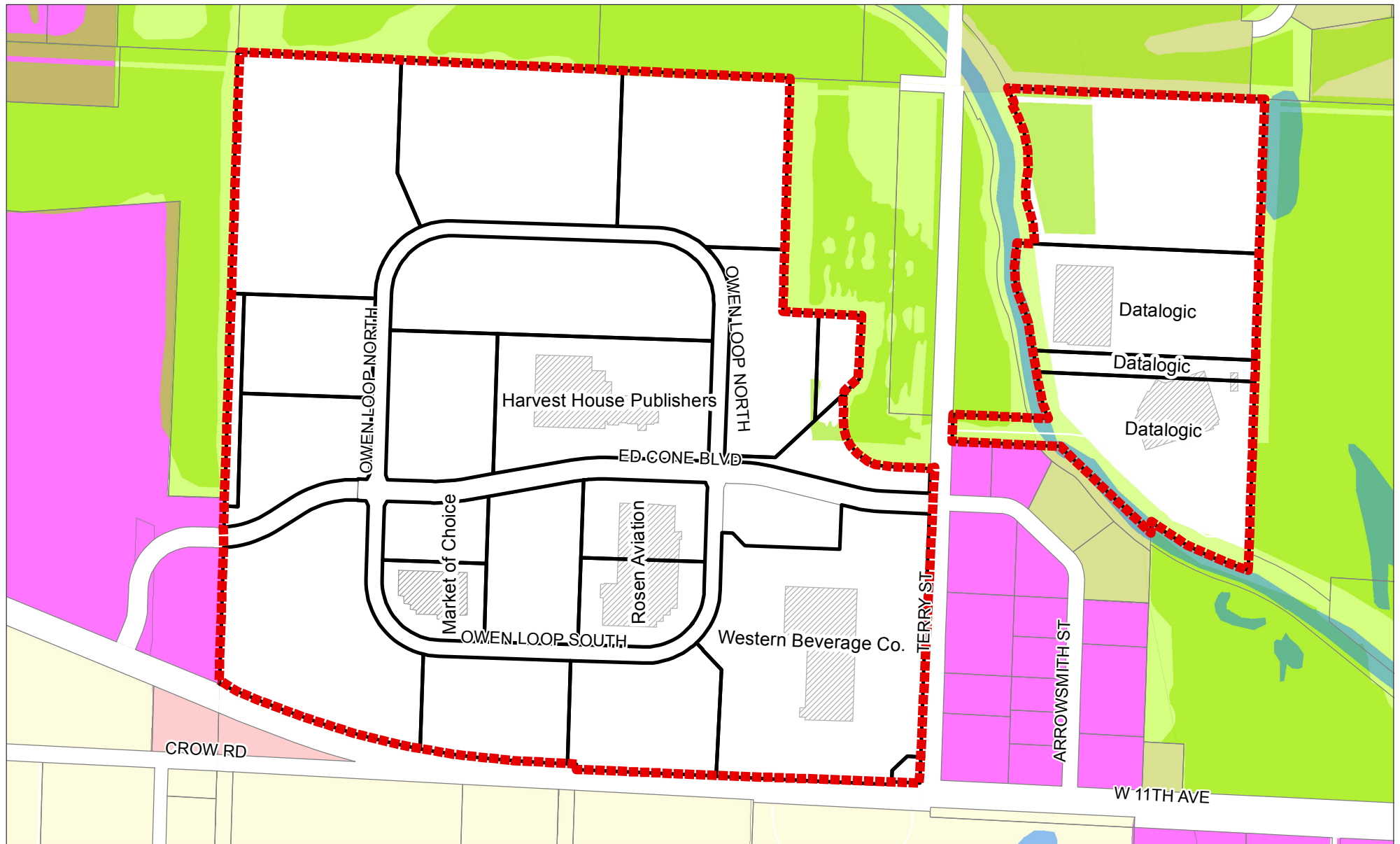
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Campus Industrial (I-1) Zone

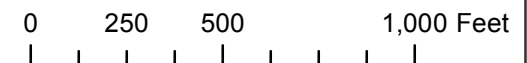
Greenhill Technology Park



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Eugene



Data Sources:
City of Eugene
RLID



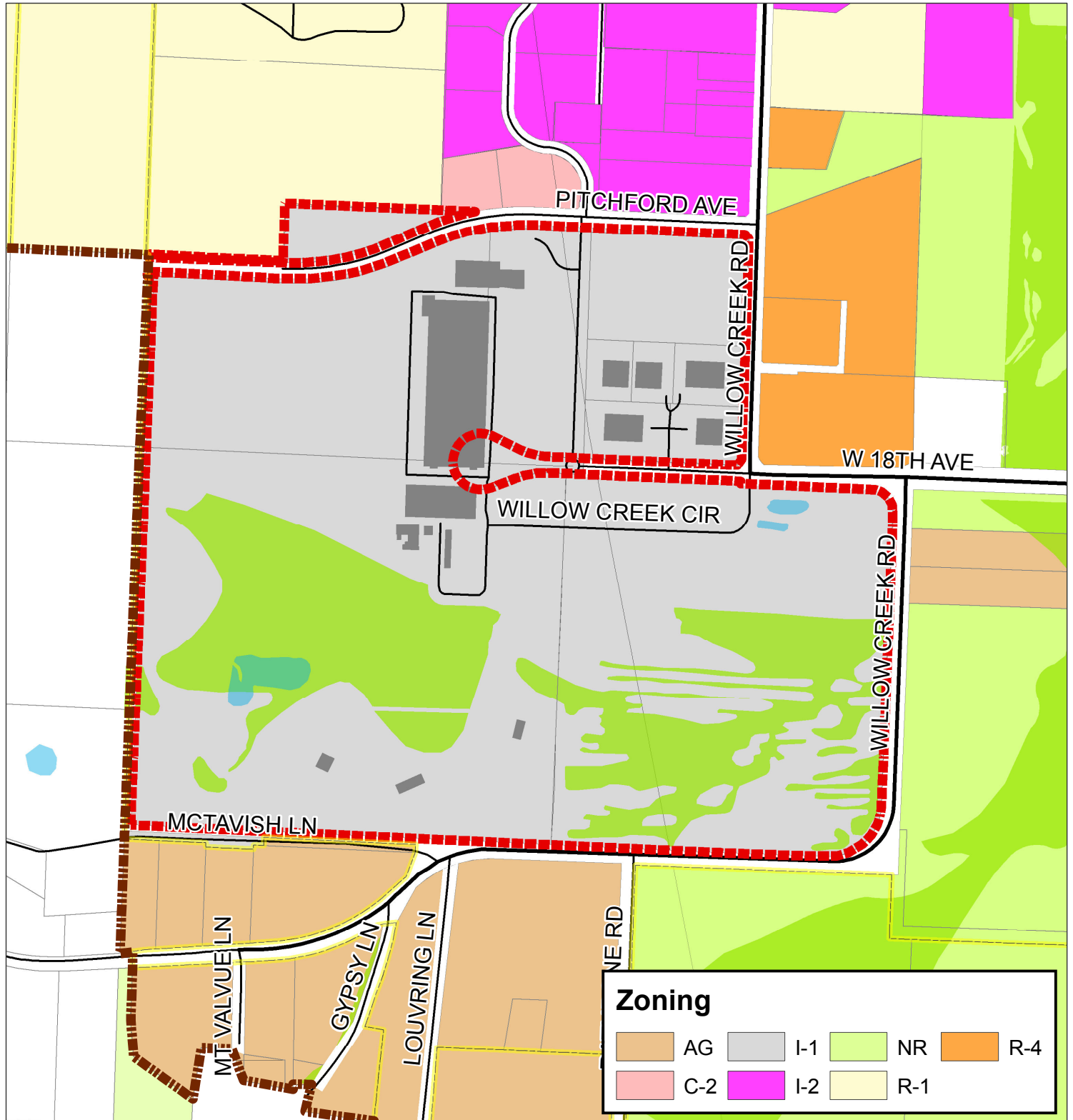
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Campus Industrial (I-1): Hynix Study Area - Zoning



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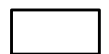
Eugene UGB



City Limits



Study Area



Campus Industrial
Tax Lots

Water Bodies

Protected
wetlands/riparian/uplands
Parks and Open Space



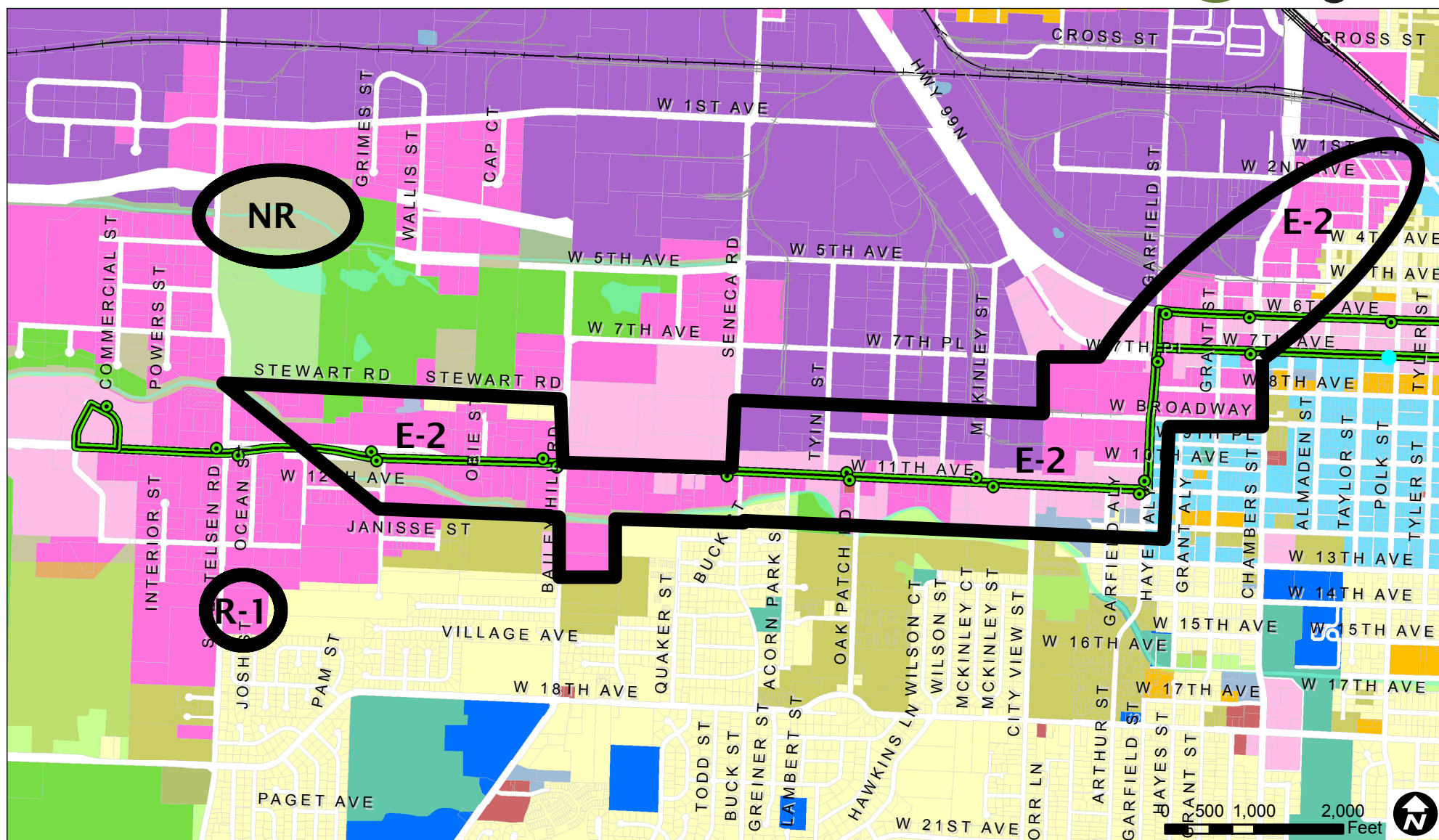
Data Sources:
City of Eugene
RLID

0 250 500 1,000 Feet

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West Eugene/ W. 11th Corridor: Industrial + Commercial Re-Designations and Zone Changes



Zoning

AG	GO	NR	R-3
C-1	I-1	PL	R-4
C-2	I-2	R-1	S-H
C-4	I-3	R-2	S

Data Sources:
City of Eugene
Lane County
LTD
RLID
Air photo 2011

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